

**GOVERNMENT OF ANDHRA PRADESH**

**ABSTRACT**

Municipal Administration and Urban Development Department – Nellore Municipal Corporation, Nellore – Change of land use from Burial Ground use to Residential use to an extent of Ac.1.07 cents in Sy.No.1962/Part of Nellore Bit-I in Vengala Rao Nagar, Nellore Municipal Corporation – Draft variation – Confirmed – Orders –Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT**

**G.O.MS.No. 145**

**Dated:20.08.2014.**

**Read the following:**

1. From DTCP Lr.Roc.No.12107/2013/G, Dated:13.02.2014 & 07.01.2014.
2. Govt. Memo No.26953/H1/2013, MA&UD (H1) Dept., Dated:25.01.2014.
3. From the DT & CP, Hyd., Lr.Roc.No.12107/2013/G, Dated:13.02.2014.
4. Govt. Memo No.26953/H1/2013, MA&UD (H1) Dept., Dated:15.02.2014.
5. Received from the Commissioner of Printing, A.P. Extraordinary Gazette No.83, Part-I, Dt.20.02.2014.
6. From DTCP, Hyd., Letter Roc.No.12107/2013/G, Dated:12.03.2014.
7. Govt. Memo No.11411/I2/2012, MA&UD (I2) Dept., Dated:30.06.2012

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**ORDER:-**

The draft variation to the land use envisaged in the Nellore General Town Planning Scheme, issued in the reference 4<sup>th</sup> read above was published in the Extraordinary Gazette No.83, Part-I, Dt.20.02.2014. The Director of Town & Country Planning, Andhra Pradesh, Hyderabad in the reference 3<sup>rd</sup> read above has informed that the applicant has paid an amount of Rs.17,324/- (Seventeen Thousand Three Hundred Twenty Four only) towards development/conversion charges. Further in the reference 6<sup>th</sup> read above the Director of Town & Country Planning, Andhra Pradesh, Hyderabad has informed that the draft variation notification has been published both in Telugu and English daily news papers. On publication of notification, no suggestions/objections received from the public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**Dr. D. SAMBASIVA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT**

**To**

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.  
The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.  
The Regional Deputy Director of Town Planning, Guntur.  
The Commissioner, Nellore Municipal Corporation, Nellore.

**Copy to:**

The individual through the Commissioner,  
Nellore Municipal Corporation, Nellore.  
The District Collector, Nellore District.  
SF/SC.

**// FORWARDED :: BY :: ORDER //**

**SECTION OFFICER**

(P.T.O.)

**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nellore Municipal Corporation, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.83, Part-I, dated: 20.02.2014 as required by clause (b) of the said section.

**VARIATION**

The site, in Sy.No.1962/P near D.No.25-1-2180, Vengalarao Nagar, Nellore to an extent of Ac.1.07 cents of Nellore Town the boundaries of which are shown in the schedule hereunder and which is earmarked for Burial Ground use in the General Town Planning Scheme (Master Plan) of Nellore sanctioned in G.O.Ms.No.11 MA., dated:27.01.2011, is now designated for Residential use by variation of change of land use as the proposed site is surrounded by residential Development and also based on the Council Resolution No.177, dated.07.12.2013 as marked "A,B,C,D" in the revised part proposed land use map G.T.P.NO.02/2014/G, available in the office of Nellore Municipal Corporation, **subject to the following conditions that;**

1. The Municipal Commissioner, Nellore Municipal Corporation shall insist the applicant to obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
2. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and Andhra Pradesh Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

North	:	30'-0" wide road.
East	:	Existing 60'-0" wide Donka road.
South	:	Plot No.11 of Sri Dr.P.Raghu Rami Reddy.
West	:	Plot No.7 Sy.No.1962/P of Sri T.Siva Kumar Reddy.

**Dr. D. SAMBASIVA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**